

1 BILL NO. R-87-03- 20

2 DECLARATORY RESOLUTION NO. R-22-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
Summit Industial Park, Fort Wayne,
Indiana. (Cadillac Coffee Company,
Petitioner).

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Summit Industial Park, Lot #5,
13 Fort Wayne, Indiana;

14 said property more commonly known as Lot #5, Summit Industrial
15 Park, Fort Wayne, Indiana;

16 WHEREAS, recommendations have been received from the
17 Committee on Finance and the Department of Economic Development
18 concerning said Resolution;

19 WHEREAS, notice of the adoption and substance of said
20 Resolution has been published in accordance with I.C. 5-3-1 and
21 a public hearing has been conducted on said Resolution;

22 WHEREAS, if said Resolution involves an area that has
23 already been designated an allocation area under I.C. 36-7-14-39,
24 the Fort Wayne Redevelopment Commission has adopted a Resolution
25 approving the designation.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
27 THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, the Resolution previously designating
29 the above described property an "Economic Revitalization Area" is
30 confirmed in all respects.

31 SECTION 2. That, the hereinabove described property is
32 hereby declared an "Economic Revitalization Area" pursuant to


1 Page Two

2 I.C. 6-1.1-12.1, said designation to begin on the effective date
3 of this Resolution and continue for a one (1) year period. Said
4 designation shall terminate at the end of that one (1) year period.

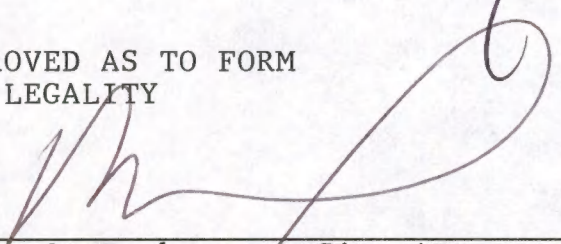
5 SECTION 3. That, said designation of the hereinabove
6 described property as an "Economic Revitalization Area" shall
7 only apply to a deduction of the assessed value of real estate
8 and personal property for new manufacturing equipment.

9 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
10 hereby determined that the deduction from the assessed value
11 of the real property shall be for a period of ten (10) years.

12 SECTION 5. That this Resolution shall be in full force
13 and effect from and after its passage and any and all necessary
14 approval by the Mayor.

15
16 
17 Councilmember

18 APPROVED AS TO FORM
19 AND LEGALITY

20 
21 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by E. E. Kennedy
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 14th day of
March, 19 87, at 7:00 o'clock P..M., E.

DATE: 3-24-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. E. Kennedy
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 4-14-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~
~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-22-87
on the 14th day of April, 19 87,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of April, 19 87,
at the hour of 11:30 o'clock P..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of April,
19 87, at the hour of 1:00 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

7555
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-87-03-20

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as Lot #5, Summit Industrial Park, Fort
Wayne, Indiana. (Cadillac Coffee Company, Petitioner).

EFFECT OF PASSAGE A 45,000 square foot industrial building will be
constructed with parking and landscaping to comply with Summit
Park Industrial Park covenants, adding new jobs to the local economy.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,289,600.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Cadillac New Limited Partnership & Cadillac Coffee Co.

Site Location: Lot #5 Summit Industrial Park, Fort Wayne, In.

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Coffee Bean processing facility

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of a 45,000 square foot building, parking and landscaping
to comply with Summit Industrial Park covenants.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 2,289,600.00 Permanent Jobs Created: 56

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments: This project will be the largest bean processing facility in the midwest and the state of the art facility in the United States. This facility will be the first built in

Summit Industrial Park and will act as a stimulator for future development in the City owned park.

Staff [Signature]
Date 4-2-87

Director [Signature]
Date 4/1/87

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 x Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Cadillac New Limited Partnership

Address of Applicant's Principle Place of Business:

4740 East Nevada Avenue

Detroit, Michigan 48234

Phone Number of Applicant: (313) 369-9020

Street Address of Property Seeking Designation:

Summit Park ^{Lot} ~~Site~~ #5

S.I.C. Code of Substantial User of Property:

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> x </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> x </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> x </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> x </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> x </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> x </u>
Will the project have ready access to City Water?	<u> x </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> x </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> x </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
industrial facility

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?
none

What is the condition of structure(s) listed above? not applicable

Current assessed value of Real Estate: Summit Park owned by City of Fort Wayne

Land _____

Improvements _____

Total _____

What was amount of Total Property Taxes owed during the immediate past year? none for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

construction of 45,000 square foot building, parking and landscaping to
comply with Summit Park Industrial Park covenants

Cost of Improvements: \$ 1,629,600

Development Time Frame:

When will physical aspects of improvements begin? May, 1987

When is completion expected? November, 1987

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: none

What was amount of Personal Property Taxes owed during the immediate past year? none for year 1986.
Give a brief description of new manufacturing equipment to be installed at the project site.

industrial processing equipment

Cost of New Manufacturing Equipment? \$ 660,000

Development Time Frame:

When will installation begin of new manufacturing equipment? September, 1987

When is installation expected to be completed? November, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 3

How many permanent jobs will be created as a result of this project?
56

Anticipated time frame for reaching employment level stated above?
25 jobs as of October, 1987; remainder 1988-89

What is the nature of those jobs?

selling, light industrial, warehousing, and administration

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

~~not applicable~~

In what Township is project site located? Washington Township

In what Taxing District is project site located? inside city limits

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Robert E. Painter

Cadillac Coffee Company

4740 East Nevada Avenue, Detroit, MI 48234

Phone Number of Contact Person (313) 369-9020

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

R. E. Painter *Centerville*
Signature of Applicant
R. E. Painter

3-6-87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

BILL NO. R-87-03-20

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as Summit Industrial Park, Fort Wayne,
Indiana (Cadillac Coffee Company, Petitioner)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 24-14-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

March 26, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of March 30, 1987, in both the News Sentinel and Journal Gazette.

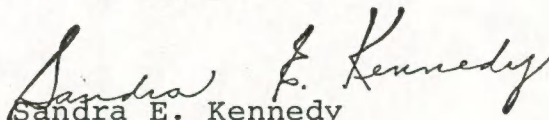
RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-87-03-19 & R-87-03-20
Bill No. R-87-03-21 & R-87-03-22

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,


Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-03-19 AND R-87-03-20)

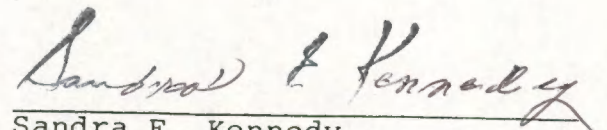
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 3-24-87,
date
designating property at Summit Industrial Park, Fort Wayne,
Indiana. (Cadillac Coffee Company, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, April 14, 1987, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, One Main St., City- County Bldg.
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.


Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM \$ 9.20

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Trudy Sterling

Date Mar. 30 19 87

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says

that he/she is CLERK of the

JOURNAL-GAZETTE

DAILY

a newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time

which was duly published in said paper for the dates of publication being

as follows:

3/30/87

Subscribed and sworn to me before this 30th day of March 19 87

Shelley R. LaRue Notary Public

March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-03-19 AND
R-87-03-20)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 3-24-87, designating property at Summit Industrial Park, Fort Wayne, Indiana. (Cadillac Coffee Company, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, April 14, 1987, at 7:00 P.M., Common Council Conference Room 128, One Main St., City-Council Building, Fort Wayne, IN.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 5
Body number of lines 17
Tail number of lines 2
Total number of lines in notice 24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines at .300¢ \$ 7.20
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM \$ 9.20

DATA FOR COMPUTING COST

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Pursuant to the provision and penalties of Ch. 89., Acts 1967.

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Date Mar. 30 19 87

Trudy Sterling
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL
DAILY

a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows:

3/30/87

Subscribed and sworn to me before this 30th day of March 19 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-03-19 AND
R-87-03-20)
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If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
3-30